

AVAILABLE



Apartment

# HERITAGE WAY LEICESTER LE5 1QF

## £800 PCM

### FEATURES

- Second Floor Apartment
- Lounge
- Two Bedrooms
- Allocated Car Parking
- Entrance Hall
- Kitchen
- Bathroom
- Close to Local Shops



 **SETHS**

# 2 Bedroom Apartment located in Leicester

Seths are proud to market this Second Floor Apartment, located on Heritage Way, just off Maidenwell Avenue in Hamilton.

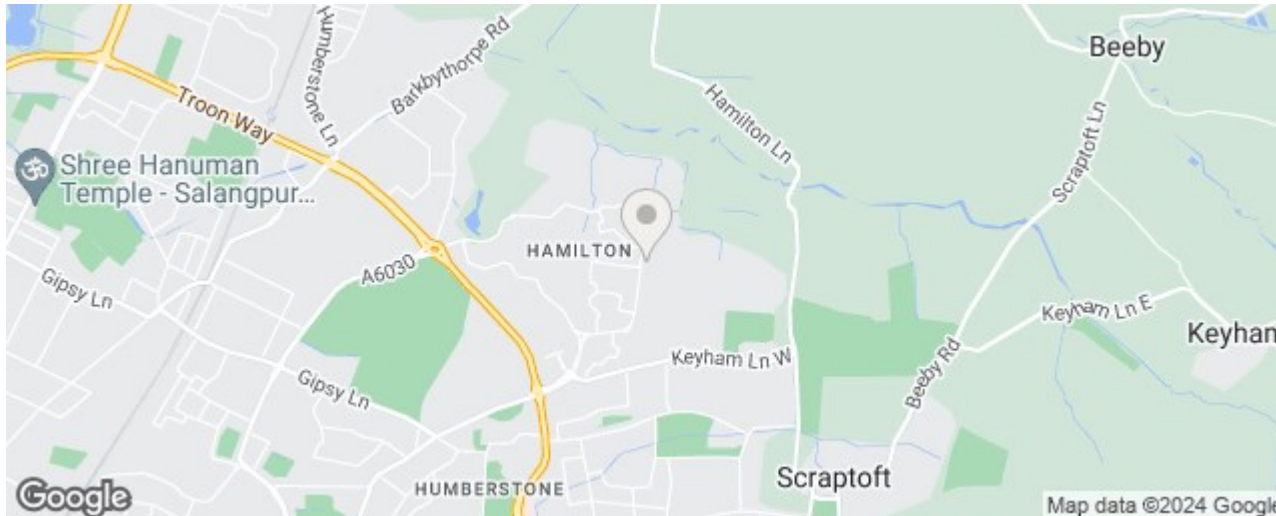
The Property is accessible via the Main Building Staircase which then leads to the Apartment Entrance.

Upon Entering the Apartment, there is a Hallway, which provides access to both Bedrooms, a Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C.

There is also an Open Plan Lounge/Dining Area and a separate Kitchen. The Kitchen consists of Wall and Base Units with Worktops Over, Sink, Integrated Electric Hob and Electric Oven.

The property benefits from uPVC Double Glazing, Electric Heating and an Allocated Car Parking Space.

Rent: £800PCM  
 Security Deposit: £920  
 Tenancy Length: 6 or 12 Months  
 Council Tax Band: B



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**0116 266 9977**

[let@seths.co.uk](mailto:let@seths.co.uk)  
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**Council Tax Band**  
**B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

